

MINUTES
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
NOVEMBER 17, 2021
6:00 PM

CALL TO ORDER

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, November 17, 2021, in the City Council Room. Mayor Scott called the meeting to order at 6:00 p.m.

OPENING CEREMONY

At the invitation of the Mayor, Steve Widmer offered an invocation. Tyler Alder led the audience in the Pledge of Allegiance.

ROLL CALL

MEMBERS PRESENT

John Scott, Mayor
Margie Anderson, Mayor Pro Tem
Tyler Alder
Alma Lund
Lloyd Stevens
Richard Wheeler

STAFF PRESENT

Shaun Kjar, City Manager
Brian Page, City Attorney
Leigh Ann Warnock, City Recorder
Bryan Kimball, Community Dev.
Devan Fowles, Planner
Steve Widmer, Financial Director
Jeff Jensen, Public Works Director
Cory Daniels, Power Director
Aaron Broomhead, Police Chief
Jeff Hermansen, Fire Chief
Michael Patton, Rec Director

PUBLIC COMMENT

No public comment presented.

APPROVAL OF WARRANT REGISTER

The Council reviewed the Warrant Register of November 16, 2021.

Councilmember Anderson moved to approve the November 16, 2021, Warrant Register as presented. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

APPROVAL OF MINUTES

The Council reviewed the minutes of the November 3, 2021, CDBG Public Hearing, Work Meeting and Regular Council Meeting, and the November 10, 2021, Special Meeting.

Councilmember Wheeler moved to approve the November 3, 2021, CDBG Public Hearing, Work Meeting and Regular Council Meeting and the November 10, 2021, Special Meeting minutes as presented. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.

PHASE I FINAL PLAT APPROVAL: CAMINO VERDE GROUP

Phase I final plat for a multi-family development located at approximately 150 W 500 S. The project was previously approved, and Camino Verde is now dedicating easements and rights-of-way to Ephraim. 32 units are planned for the first phase.

Councilmember Alder moved to approve the Camino Verde Phase I final plat for a multi-family development located at approximately 150 W 500 S. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.

1 Lot Subdivision: Travis Thompson

Travis Thompson has applied for a 1 lot subdivision on property located at 235 S 400 W. They own approximately 7 acres and would like to split off a piece consisting of 2.4 acres for himself to build a home. Planning Commission recommended approval based on the following:

- Signing a development agreement to include installation of curb/gutter and any other infrastructure needed at the time of the split
- Installation of sidewalk along the frontage
- Installation of 24' of asphalt along frontage
- Dedication of necessary rights-of-way for both 200 W and 400 W.

Councilmember Wheeler moved to approve a single large-lot split located at 235 S 400 W consisting of 2.4 acres in the RA zone with conditions set by the Planning Commission. The motion was seconded by Councilmember Lund. The vote was unanimous. The motion carried.

COMMERCIAL STORAGE UNIT: JEREMIAH BLAIN

Jeremiah Blain has asked to be allowed to build commercial storage units with a Conditional Use Permit on his property located at 200 W 300 S. The property is currently zoned R2 (residential) and would allow for duplexes which he would like to build if not approved for storage units. An ordinance amendment would be required to allow storage units in the R2 zone.

Planning Commission vote was split three to three on the issue. They are asking the Council to determine whether to allow commercial storage units in a residential zone with a CUP, and to review the commercial zones. Code currently allows storage units by CUP in the C1, C2 and Industrial zones.

Councilmember Alder recused himself from the discussion due to his working relationship with the applicant.

Mayor Scott pointed out no cities in the County, or maybe even the state, allow for storage units in residential zones. Ephraim would be paving the way if approved. Devan commented that even if the requested amendment is not approved, an ordinance amendment is requested to add a section to the code addressing storage units for clarification.

Mr. Blain came forward to outline the proposed project. Due to potential increased traffic patterns in the area as growth occurs, he would like to put in storage units rather than duplexes to keep traffic to a minimum. He said neighbors have indicated a preference to storage units over duplexes. He pointed out other areas in town that have commercial projects bordering residential. Devan commented one neighbor had contacted him with concerns, but said if strict conditions were enforced, that would help mitigate those concerns.

Lisa Murray, Chair of the Planning Commission, commented the Board was not overly concerned about this particular property, but because it would require a CUP, they were apprehensive about the impact on the community as a whole by setting a precedent. Those voting no felt storage units did not belong in residential zones, and those in favor felt it should be allowed with very strict CUP conditions. A sample document was provided to the Council with proposed restrictions to include decorative fencing around the entire property, security, approved nighttime lighting, natural colors, no electronic signs, and landscaping to front the entrance.

Discussion ensued, with half the Council in favor of allowing the change, and the other half against. Mayor Scott determined to break the tie and it was decided no change would be made to the ordinance allowing storage units in the R2 zone.

ECR 21-15: OUTSIDE WATER CONNECTION MORATORIUM TERMINATION

Councilmember Wheeler moved to approve ECR 21-15, a resolution terminating the moratorium on water connections outside city limits. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.

ECO 21-08: AMENDING THE UTILITIES CODE

Amending code to disallow any water connections outside city limits in order to continue the quality and quantity of services to existing residents and outlining the Water Service Area.

Councilmember Stevens moved to adopt ECO 21-08 amending Title 8 of the Utilities Code restricting outside City limits water connections. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.

APPOINTMENTS AND COUNCIL REPORTS

Councilmember Alder moved to appoint Scott Watson as Chair of the Recreation Board. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.

Tyler Alder

Cemetery – The Board would like to speak with Public Works Director Jeff Jensen about the south side road in the cemetery. He thanked the Board for flag setup and removal.

Margie Anderson

Youth City Council – Took care of the Veterans signs around town.

Mayor's and Commissioner's Meeting – Representative Burgess Owens was present, and they discussed redistricting Sanpete County. We are now in Congressional District #4 under Burgess Owens. They also discussed the last Utah Special Legislative Session.

Alma Lund

Fire Board – All hoses have been checked as well as all batteries for fire alarms and carbon monoxide detectors. An appreciation meal was provided to the department as a part of the Utah Local Government's Trust safety incentive.

DEPARTMENT REPORTS**Jeff Jensen, Public Works Director**

Sewer Project – Val Kotter has been in town working on the sewer lines.

Aaron Broomhead, Emergency Services Director

Parking Enforcement – They started with 51 parking issues and have whittled them down to five. They had some interesting conversations with some folks. Lots of unregistered cars, trailers, boats, etc. parked long-term on the roads, but no citations as of yet. The Department will try to keep up with this enforcement.

AED – AED's were purchased for all the officer vehicles, and one was used last night on a call. It worked as expected.

Michael Patton, Rec Director

Rec Board – Appreciation expressed to Becky Hermansen for her service on the Recreation Board.

All-Abilities Park – Received the last grant to complete the all-abilities park, so it is completely covered, including a restroom. They are looking at Spring of 2022 to start construction and it will be the first all-abilities park in Sanpete County.

CITY MANAGER REPORT

Funding - ARPA funding was awarded to Ephraim for 1.2 M of the 50 M available for Utah. Over a billion dollars was applied for. We also get to keep the Army Corp of Engineers funding for the well and other water projects. It was initially thought we would not get it because of the federal funding, so this was a great surprise.

Appreciation -Shout out to Councilmembers and Planning Commission members that deal with difficult decisions.

Evaluations - Staff is going through performance evaluations. We have a fantastic staff and great employees. Mayor thanked Shaun for his administrative abilities.

CLOSED SESSION

Councilmember Anderson moved to go into a closed session pursuant to the provisions of the Utah State Code, Section 52-4-205 (c) pending or reasonably imminent litigation. The motion was seconded by Councilmember Wheeler. A roll call vote was called. Voting yes: Councilmembers Lund, Stevens, Wheeler, Anderson, and Alder. The vote was unanimous. The motion carried.

The Closed Meeting began at 7:56 p.m.

At 8:05 p.m. Councilmember Wheeler moved the Council adjourn the closed session and reopen the public meeting. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

Alma noted the Fire Department has awarded Josh Mann with his 7-year service award.

ADJOURNMENT

There being no further business to come before the Council for consideration, Councilmember Alder moved the Regular Council Meeting adjourn at 8:08 p.m. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

The next regular City Council meeting is scheduled to be held on Wednesday, December 1, 2021, starting at 6:00 p.m. in the Ephraim City Council room.

MINUTES APPROVED:

John Scott, Mayor

Date

ATTEST:

Leigh Ann Warnock, City Recorder

Date